

DUCHEсне COUNTY TREASURER
I certify that the property taxes are paid and current as of this _____ day of _____, 20____.
Stephen Potter Duchesne County Treasurer
DUCHEсне COUNTY PLANNING DEPARTMENT
Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.
Michael A. Hyde Duchesne County Planning Director
DUCHEсне COUNTY RECORDER
State of Utah } s.s. Entry Number _____
County of Duchesne }
Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Book _____ Page(s) _____
Fee: _____
Shelley Brennan Duchesne County Recorder

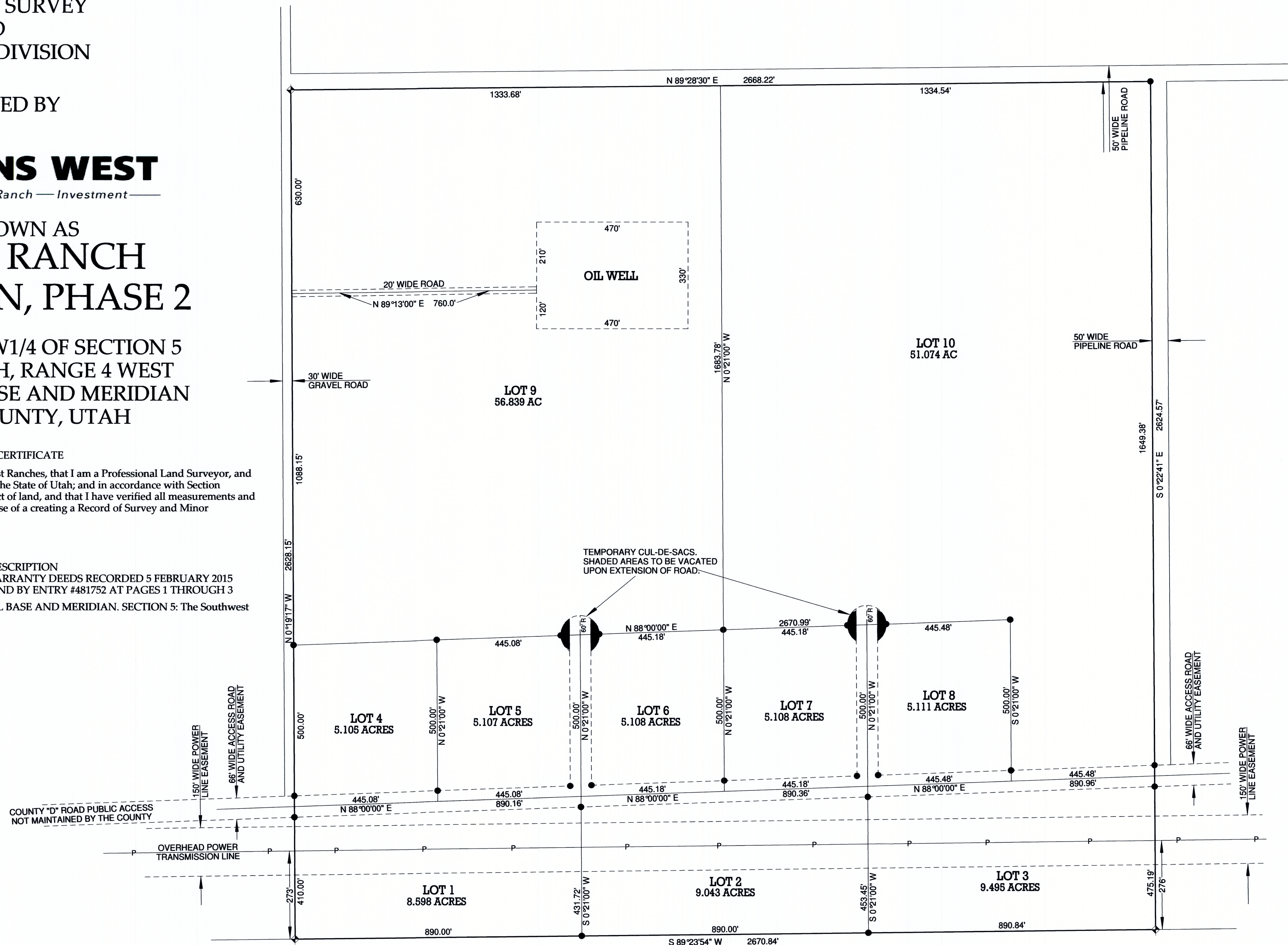
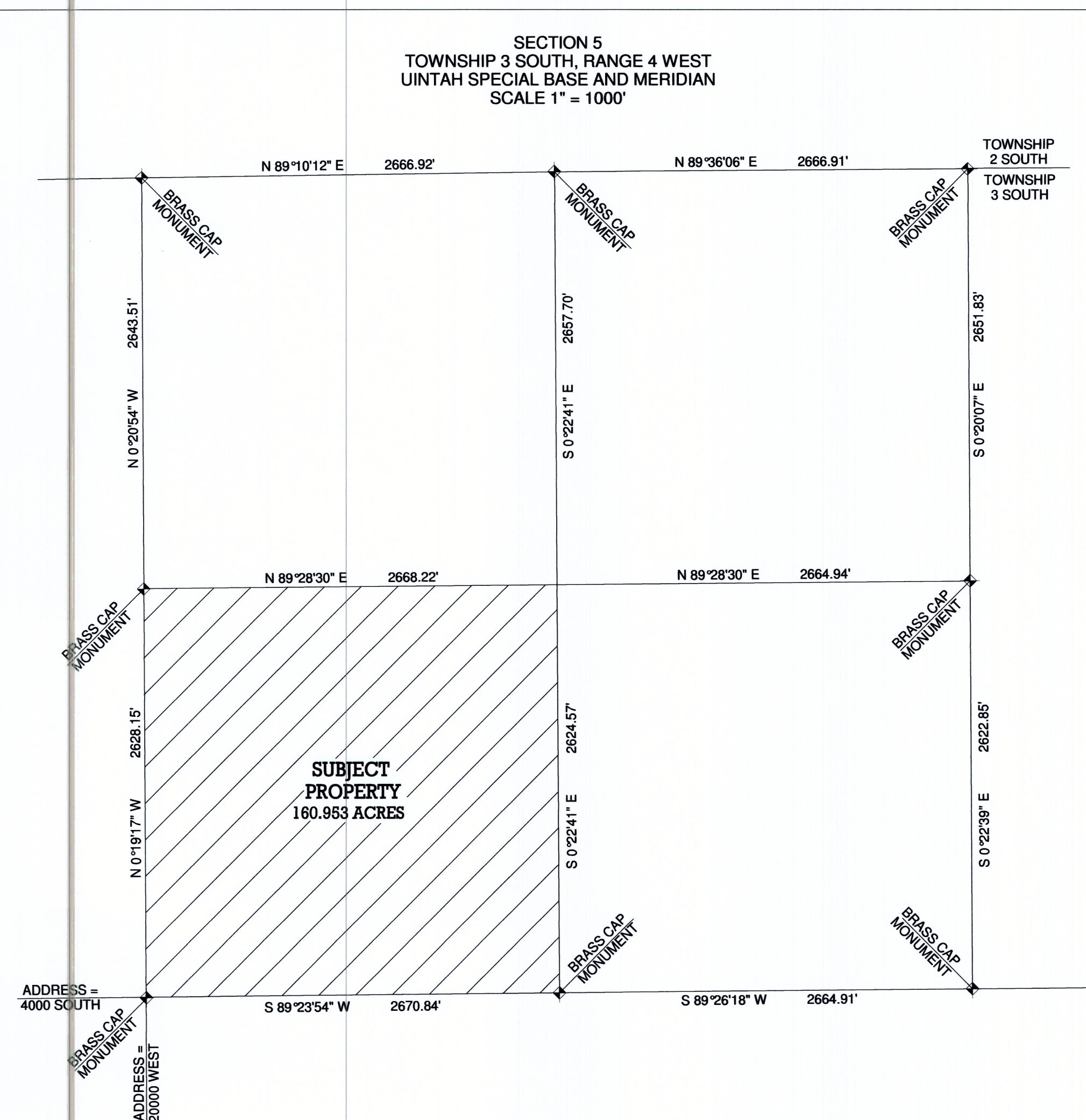
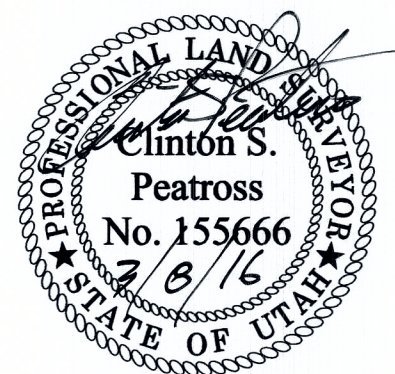
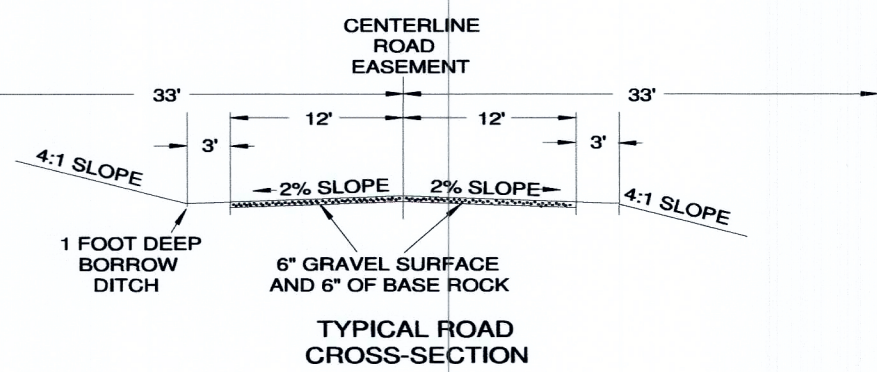
RECORD OF SURVEY
AND
MINOR SUBDIVISION
DEVELOPED BY
MOUNTAINS WEST
— Land — Recreation — Ranch — Investment —
TO BE KNOWN AS
KNIGHT'S RANCH
SUBDIVISION, PHASE 2
LOCATED IN THE SW1/4 OF SECTION 5
TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHEсне COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

ACCORDING TO PARTS OF THOSE CERTAIN WARRANTY DEEDS RECORDED 5 FEBRUARY 2015 AS FOUND BY ENTRY #481750 AT PAGES 1 & 2, AND BY ENTRY #481752 AT PAGES 1 THROUGH 3 TOWNSHIP 3 SOUTH, RANGE 4 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 5: The Southwest quarter.



NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from those certain Record of Surveys on file in the Duchesne County Surveyor's Office, file #2012 and #2031.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that I, the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains
West Ranches, a J.T. Grant Co., Inc.

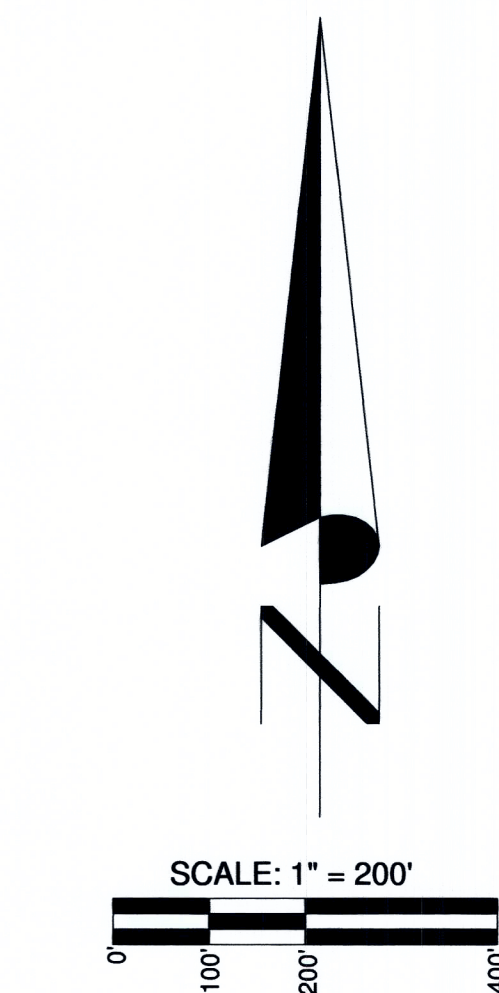
ACKNOWLEDGEMENT

County of _____ } s.s.
State of _____ }

On this _____ day of _____, 20____, personally appeared before me,
TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that he signed it
freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____

Notary Public



● = 5/8"x24" REBAR SET WITH YELLOW PLASTIC
CAP STAMPED PEATROSS 155666

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.

Contact Deseret Power for guidance and permission before making any improvements under or within 75 feet of the overhead power transmission line.

This is an active oil field area. Owners should expect occasional truck traffic and drilling activity for up to eight oil wells per square mile in the future. There is no County maintenance or dust control on the roads within this subdivision.

County Surveyor's File # 3382
PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032
CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 5/21/2015	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: MTNS WEST RANCHES JOB# 1207	